

WARRANTY DEED
Corporate Grantor39-0-23-I ✓
32-65-9**Know all Men by these Presents,****That** FSD ASSOCIATES, INC.

024580

TRANSFER
TAX
PAID

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by LOWRY F. GARBER & SHIRLEY V. GARBER as Joint Tenants, both of
Waterville, County of Kennebec and State of Maine

whose mailing address is 108 Evergreen Drive, Waterville, Maine

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey

unto the said LOWRY F. GARBER & SHIRLEY V. GARBER as Joint Tenants,

their heirs and assigns forever,

THE UNIT known as Unit #9 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said Registry in Book 3207, Page 112 and the same is incorporate by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LOWRY F. GARBER & SHIRLEY V. GARBER**

their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances
EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FSD ASSOCIATES, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert F. Nardi, its President

thereunto duly authorized, this day of the month of September,

A.D. 19 87.

Signed, Sealed and Delivered

in presence of

..... FSD ASSOCIATES, INC.
(Corporate Name)

By Robert F. Nardi
Robert F. Nardi
Its President



State of Maine, County of Kennebec **ss.**, 19 87 .

Then personally appeared the above named Robert F. Nardi
President of said Grantor Corporation as aforesaid,
and acknowledged the foregoing instrument to be his free act and deed in his said
capacity, and the free act and deed of said Corporation .

Before me,

[Signature]
Attorney at Law

[Signature]
Notary Public



RECEIVED KENNEBEC SS.

1987 SEP 24 AM 9:00

RECORDED FROM ORIGINAL

Printed Name

Robert D. St. Amand, Notary Public
Maine, 1992